

## **FINAL DECISION**

### **NOTICE OF REQUIREMENT TO DESIGNATE A ROUNDBOUT, WIDENING OF IRONGATE ROAD, A NEW ACCESS CORRIDOR OFF IRONGATE ROAD, THE INFRASTRUCTURE CORRIDOR AND THE STORMWATER ATTENUATION AREA WITHIN THE IRONGATE INDUSTRIAL AREA**

A. That pursuant to Section 168A of the Resource Management Act 1991, the Notice of Requirement, to designate: a roundabout, widening of Irongate Road, a new Access Corridor off Irongate Road, the Infrastructure Corridor and the stormwater attenuation area for the Irongate Industrial Rezoning. This designation is to enable Hastings District Council to:

- Establish, operate and maintain an infrastructure corridor for stormwater, water and wastewater, and establish access for the proposed industrial land subject to Plan Change 50.
- Upgrade the existing Maraekakaho Road/Irongate Road intersection so that it can accommodate the traffic produced by proposed Plan Change 50; and widen Irongate Road to allow for a new turning head for greater road width.
- Establish, operate and maintain a stormwater attenuation area.

B. **Modification**

Relocate the designation for the stormwater attenuation area at 1229 Maraekakaho Road, Lot 2 DP 367052 (CT 272058) further to the north within the same property in accordance with the plan submitted with Submission 4 of Navilusso Holdings Limited, (See Trim Reference: STR-9-2-10-194).

C. That the works to give effect to the designation shall be carried out in accordance with the application as publicly notified on 12<sup>th</sup> February 2010.

D. That a noise barrier fence constructed of wood with a minimum thickness of 20mm shall be erected for a distance of 25m along the boundary of the designated infrastructure corridor and swale adjoining the Sudfelt Property and 50m along the Irongate Road boundary of the Sudfelt property (58 Irongate Road, Lot 2 DP 3067).

The fence shall be constructed from the corner of this property closest to the designated Stage 1 Irongate Road turning head (See Trim Ref: STR-9-2-10-173);

The fence shall be designed and erected to the satisfaction of the Manager, Planning & Regulatory of the Hastings District Council and in consultation with the owner of 58 Irongate Road, Lot 2 DP 3067.

- E. That a shelterbelt shall be planted and maintained within the service corridor swale adjacent the boundary to the Sudfelt property for a length of 100m from the end of the noise barrier fence **(See Trim Ref: STR-9-2-10-173)**. The shelter belt shall be planted of a species or specie(s) suitable to provide a visual landscape screen of the Industrial Activities within Stage 1 and be of a minimum height of 2m at the time of planting. The species shall be selected, and the shelter belt shall be planted out and maintained to the satisfaction of the Manager, Planning & Regulatory of the Hastings District Council and in consultation with the owner of 58 Irongate Road, Lot 2 DP 3067.
- F. That the submission of NZ TRANSPORT AGENCY (1), stating no objections to the proposed Notice of Requirement for the Irongate Road Infrastructure be ACCEPTED
- G. That the submissions of Richard Anthony Cranswick (2) and Kowhai Park Trust (6) requesting that the costs of constructing the roundabout at the Irongate /Maraekakaho Road intersection and the upgrade to the York Road/Maraekakaho Road intersection should be borne by the entire Hastings District Wider Community, be REJECTED as it is outside the scope of what can be considered as part of the notice of requirement.
- H. That the submission of Te Taiwhenua o Heretaunga (3) requesting ongoing consultation for the monitoring of discharges to the final receiving environment be REJECTED, only in that it is outside the scope of what can be considered through the notice of requirement application, although it is agreed that ongoing monitoring and consultation should continue to occur.
- I. That the submission of Navillus Holdings (4) requesting to Relocate the designation for the stormwater attenuation area 1229 Maraekakaho Road, Lot 2 DP 367052 (CT 272058) and depicted in Appendix 5 be ACCEPTED in that it will optimise the use of the site for future development without reducing the efficiency for servicing the Irongate Industrial Area.
- J. That the submission of Adrienne Sudfelt (5) requesting the removal of the turning head from Irongate Road between the boundary of Stage 1 and Stage 2 of the Irongate Industrial Rezoning, be REJECTED in so far as it is considered the most appropriate location for the turning head; but ACCEPTED IN PART insofar as a noise barrier and landscaping screen are required as conditions of consent on the Notice of Requirement to mitigate the effects of the turning head and associated development on the residential amenity of residents within Stage 2.

**WITH THE REASONS FOR THIS DECISION BEING:**

- 1. That the proposal is likely to have only minor adverse effects on the environment, in that, once constructed the utility services will be buried beneath the ground and the effects of construction will be minor in the context of earthworks required for industrial subdivision.**
- 2. That the individual requests by submitters that the costs of the road upgrade be borne by the wider community is considered outside the scope of the decisions on the notice of requirement.**
- 4. That the turning head to be located on Irongate Road is considered to be in the best location for causing the least amount of adverse effects on the majority of Plains and lifestyle properties located within Stage 2 of the Irongate Industrial rezoning.**
- 5. That noise barrier and landscape screening conditions are required to mitigate the effects of the tuning head and associated development on the residential amenity of the residents within Stage 2.**
- 6. The use of designations to ensure access to utility services to enable subdivision of the Irongate area in a timely manner is more efficient and effective than other alternative methods of providing access to such services.**
- 7. The proposal is consistent with the objectives, policies, and other provisions of the District Plan.**